

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FALMOUTH RD, ARLINGTON

OWNERSHIP

Owner 1:	PERDUCAT CYRIL			
Owner 2:	PERDUCAT-RUBI SOPHIE			
Owner 3:				
Street 1:	55 FALMOUTH RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	GAEHDE JOACHIM E/ LIFE ESTATE -		
Owner 2:	-		
Street 1:	55 FALMOUTH RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .52 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Clapboard Exterior and 3042 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.51951	Total SF/SM:	22630	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	792,050	Spl Credit	Total:	792,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	22630.000	779,700	29,300	792,100	1,601,100
Total Card	0.520	779,700	29,300	792,100	1,601,100
Total Parcel	0.520	779,700	29,300	792,100	1,601,100
Source: Market Adj Cost	Total Value per SQ unit /Card:			526.33	/Parcel: 526.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	779,700	29300	22,630.	792,100	1,601,100		Year end	12/23/2021
2021	101	FV	756,800	29300	22,630.	792,100	1,578,200		Year End Roll	12/10/2020
2020	101	FV	756,700	29300	22,630.	792,100	1,578,100	1,578,100	Year End Roll	12/18/2019
2019	101	FV	558,800	29800	22,630.	792,100	1,380,700	1,380,700	Year End Roll	1/3/2019
2018	101	FV	505,900	29800	22,630.	678,900	1,214,600	1,214,600	Year End Roll	12/20/2017
2017	101	FV	505,900	29800	22,630.	633,600	1,169,300	1,169,300	Year End Roll	1/3/2017
2016	101	FV	557,100	29800	22,630.	543,100	1,130,000	1,130,000	Year End	1/4/2016
2015	101	FV	543,300	30100	22,630.	486,500	1,059,900	1,059,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2017	Permit Visit	DGM	D Mann
3/30/2017	SQ Returned	MM	Mary M
2/13/2009	Meas/Inspect	163	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
7/24/1991		JK	

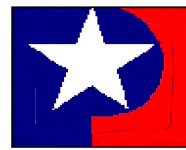
Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	62238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

